



## **CITY OF HAYWARD AGENDA REPORT**

Meeting Date: 9/20/01

Agenda Item: 2

**TO:** Planning Commission

**FROM:** Norm Weisbrod, Project Planner

**SUBJECT:** I. General Plan Amendment (GPA 01-110-04) - Request to Amend the General Plan Designation from Industrial Corridor (IC) to Retail and Office Commercial;

II. Zone Change ZC-01-190-07 Amend the Zoning District from Industrial (I) to Neighborhood Commercial District (CN);

III. Site Plan Review SPR 01-130-24 Site Plan Review for Neighborhood Shopping Center.

**Ramon J. and Danilo J. Catbagan (Applicant) and Sherman L. Balch (Owner)**

This project site is located on the west side of Stratford Road between Industrial Parkway West and Pacheco Way.

### **RECOMMENDATION**

It is recommended that the Planning Commission recommend to the City Council:

1. Certification of the Negative Declaration;
2. Approval of the General Plan Amendment;
3. Approval of the Rezoning; and
4. Site Plan Review based on the findings in the staff report (Attachment A).

### **BACKGROUND**

#### ***Setting***

The applicant proposes developing this property with a small neighborhood shopping center. This requires the following actions:

- Amend the General Plan from its present Industrial Corridor (IC)) designation to Retail and Office Commercial.
- Amend the zoning of the property from Industrial (I) District to Neighborhood Commercial (CN) District.
- Site Plan Review of the development,

This property is located on the west side of Stratford Road between Industrial Parkway West and Pacheco Way. The property has an area of 23,000 square feet and is presently undeveloped. The site is zoned Industrial (I) and the General Plan designation is Industrial Corridor. The surrounding land use is as follows:

South - Various industrial warehouse buildings and uses, zoned *Industrial (I) District*

West - City of Hayward storm water pumping facility, zoned *Industrial (I) District*

North - Single-family homes known as Stratford Village, zoned *Residential Single-Family Special Lots Standards Combining District (RSB4) District*

East - An undeveloped 12.26-acre parcel with a pending application for a 91 single-family cluster home development, zoned *Industrial (I) District*.

### ***Details of Proposal***

#### **Site Plan**

The project site is a 23,000 square foot parcel with frontage on Stratford Road, Industrial Parkway West and Pacheco Way. The proposed 6,000 square foot building will front on Stratford Road and back up to the City of Hayward storm water pumping station. A 14-foot to 20-foot wide building setback will be provided on the Industrial Parkway West street frontage and a 10-foot wide building setback will be provided on the Pacheco Way street frontage. Access to the site would be from both Stratford Road and Pacheco Way. An 11-foot wide - concrete walkway with planters would provide pedestrian access across the front of the center and a portion of each side. This will provide an attractive outdoor seating area for a restaurant or coffee/espresso shop and will enhance the appearance of the building from the street. The architectural style of the building, the building height, and the landscaped setback from the surrounding streets will be compatible with the surrounding residential neighborhood. The architect has been sensitive to the close relationship between this center and the adjacent residences.

#### **Traffic Circulation and Parking**

Two-way access driveways are located on both Stratford Road and Pacheco Way. A total of 31 parking spaces are provided consisting of 23 standard stalls, 9 compact stalls and 2 handicap

parking spaces. This results in a parking ratio of one space per 200 square feet of building area and complies with the parking requirement for a commercial property where the exact uses are unknown.

There is on street parking available on Pacheco Way if instances occurred when the shopping center parking was not adequate. Homes fronting on Welford Lane back up to the north side of Pacheco Way and since they have no access to the street, they do not use it for parking. The only uses on the south side of the street are the City pumping facility and a mini-storage warehouse. Both have adequate on-site parking. On the south side of Pacheco Way are the wastewater pumping station and a mini-storage warehouse. Neither of these generates any on-street parking. Pacheco Way will therefore be available for any overflow parking from the shopping center.

### Floor Plan

The floor plan conceptually shows how the building can be divided up into five tenant spaces ranging in size from 960 square feet to 1688 square feet. These are conceptual tenant spaces to illustrate how the center can be marketed. Space No. 1 is provided with an outdoor seating area. The developer is negotiating with a potential coffee/espresso shop that will provide outdoor seating for its customers. This could be a very attractive element at this corner of the site.

### Building Elevations

The building exterior is stucco with a with a mission style concrete tile roof. The building will have a tower element with a clock and decorative glass block. Architectural enhancements include the use of a wooden trellis over some of the storefront windows, tile inset under some of the windows, light blue aluminum frame storefront windows and a decorative cap on top of the parapet wall. The rear-building wall, which is visible from Industrial Parkway West and Pacheco Way, has been provided with architectural embellishment including inset panels, a decorative parapet cap, a building base and a horizontal relief strip below the parapet cap. Building height to the eave is 14 feet, the top of the parapet is 20 feet 3 inches and to the top of the tower element is 31 feet 6 inches. This is well below the 40-foot maximum height limit permitted in the Neighborhood Commercial district and equivalent to the maximum 30-foot building height limit in the surrounding residential neighborhood.

### Signs

On the portion of the building with the sloping roof and eave, signs consisting of individual letters will be placed on the wall between the top of the windows and the eave centered over each entry door. For the section of the building with a flat roof, wall signs consisting of individual letters will be located in the area below the top of the parapet wall and the wood trellis over the windows. A monument sign is proposed at the Industrial Park West and Stratford Road corner of the site. The building has unobstructed visibility from Industrial Parkway West and from Stratford Road. The proposed wall signs on building walls facing those two streets will give excellent identification for the shopping center. Due to the small scale of the center and its visibility, it is not recommended that the monument sign be permitted.

### Landscaping

The three street frontages of the project will be provided with a 10-foot to 14-foot wide strip of landscaping. Landscaping materials will consist of a combination of trees, shrubs and groundcover. Two existing mature trees on the Industrial Parkway West frontage will be retained and the sidewalk will meander around one of the trees. All of the new trees will be 24-inch box size. Lawn will be planted at the two corners and adjacent to the driveways to provide adequate sight distance for vehicles leaving the site. Annual color will also be provided at the Industrial Parkway West and Stratford Road corner to enhance the appearance of the center from this intersection.

## **DISCUSSION**

### General Policies Plan

The General Policies Plan supports development of new commercial centers in areas where there has been residential growth and there may be a lack of neighborhood convenience centers. The area to the north has seen growth in new housing units and there is a recognized need for retail and service commercial uses that support the adjacent residential area. The General Policies Plan states that attractive commercial centers will be fostered in land use decisions in these situations. And while this proposal removes the possibility of developing the property with an industrial use, the site is relatively small and the proposed commercial use would be supportive of the surrounding industrial activity by providing services that are desirable for use by the employees as well.

Granting the request to designate and zone the property for a neighborhood commercial center will be in conformance with the General Policies Plan and will provide convenient commercial uses to serve the surrounding residential and industrial areas.

### Zoning Ordinance

The purpose of the Industrial (I) Zoning District is to promote and encourage the development of industrial uses in suitable areas. This has taken place in the surrounding area especially on the south side of Industrial Parkway West opposite the subject property. Under the Industrial (I) Zoning the required building setback (yard) on all three adjacent streets (Industrial Parkway West, Stratford Road and Pacheco Way) is 20 feet. This is because of the adjacent residential zoning and the requirement for additional landscaping along corridor streets. The combination of front and side yard setbacks substantially reduces the developable portion of the site. It is possible to develop an industrial building on this property but the building square footage would be small limiting the potential types of uses.

The rezoning of this property to Neighborhood Commercial District (CN) will provide shopping for the residents in this immediate area, for commuters on Industrial Parkway West and for employees in the surrounding industrial area. This will enhance the adjacent residential neighborhood, and provide a buffer between it and the industrial corridor.

## Design

The shopping center site has been designed to provide convenient access to the site by shoppers. The building design will blend in with the surrounding homes and the building height has been kept at a minimum so as not to have a negative impact on the nearby homes. The landscaping provided along the Stratford Road frontage and the attractive appearance of the building results in an attractive entrance into the neighborhood than the existing undeveloped parcel.

Staff received a letter signed by four residents on Welford Lane whose yards back up to Pacheco Way and the proposed shopping center. They are concerned about impacts from the development on their neighborhood including noise and a decrease in privacy to adjacent residents. They recommend the building be located along the north and west property lines with a portion of the building backing up to Pacheco Way. They suggest that driveways be located on Stratford Road and on Industrial Parkway west. They say this layout will create a separation between the commercial building and the adjacent residents along Welford Lane.

The proposed plan with the building located along the rear property line, provides good visibility of the shopping center from Industrial Parkway West and Stratford and convenient access to and from the center. An L-shaped center would only have access from Stratford Road since the City will not permit an access driveway on Industrial Parkway West. This is because of the traffic volumes and speed and the fact that the driveway would be too close to the intersection. An L-shaped configuration also reduces the number of parking spaces, thus reducing the allowable building footprint; given the expressed need for neighborhood-serving uses, maximizing the use of the land for commercial purposes is beneficial. In addition, the rear of the building would face the residential area, which would not present as attractive a streetscape or an inviting pedestrian access as the proposed configuration. In staff's opinion, the conditions of approval relating to noise and hours of operation will result in a project that is compatible, as well as advantageous, to its residential neighbors.

## **PUBLIC NOTICE**

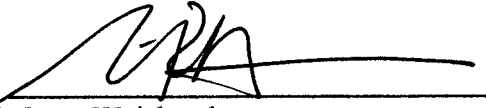
A referral notice was mailed to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records. The notice asked for comments on the project. No replies were received. On August 31, 2001, a notice of public hearing and preparation of a Negative Declaration was published in the Daily Review and mailed to property owners and occupants within 300 feet of the project boundaries. The Tennyson-Alquire Neighborhood Association, Fairway Park Neighborhood Association and appropriate public agencies were also notified.

## **CONCLUSION**


Amending the General Plan and rezoning this property for development of a neighborhood shopping center will provide an asset for the residents in the surrounding neighborhoods. The area presently lacks in convenience goods and services. This area has seen substantial growth in

new housing in recent years and a lack of commercial services. The General Plan supports commercial development that will serve this area. If the property is rezoned for neighborhood commercial and the proposed shopping center is not developed, any future commercial development of the property can be subject to site plan review, at the discretion of the Planning Director, as provided for in the Zoning Ordinance under the development requirements of the Neighborhood Commercial District (CN).

Prepared by:

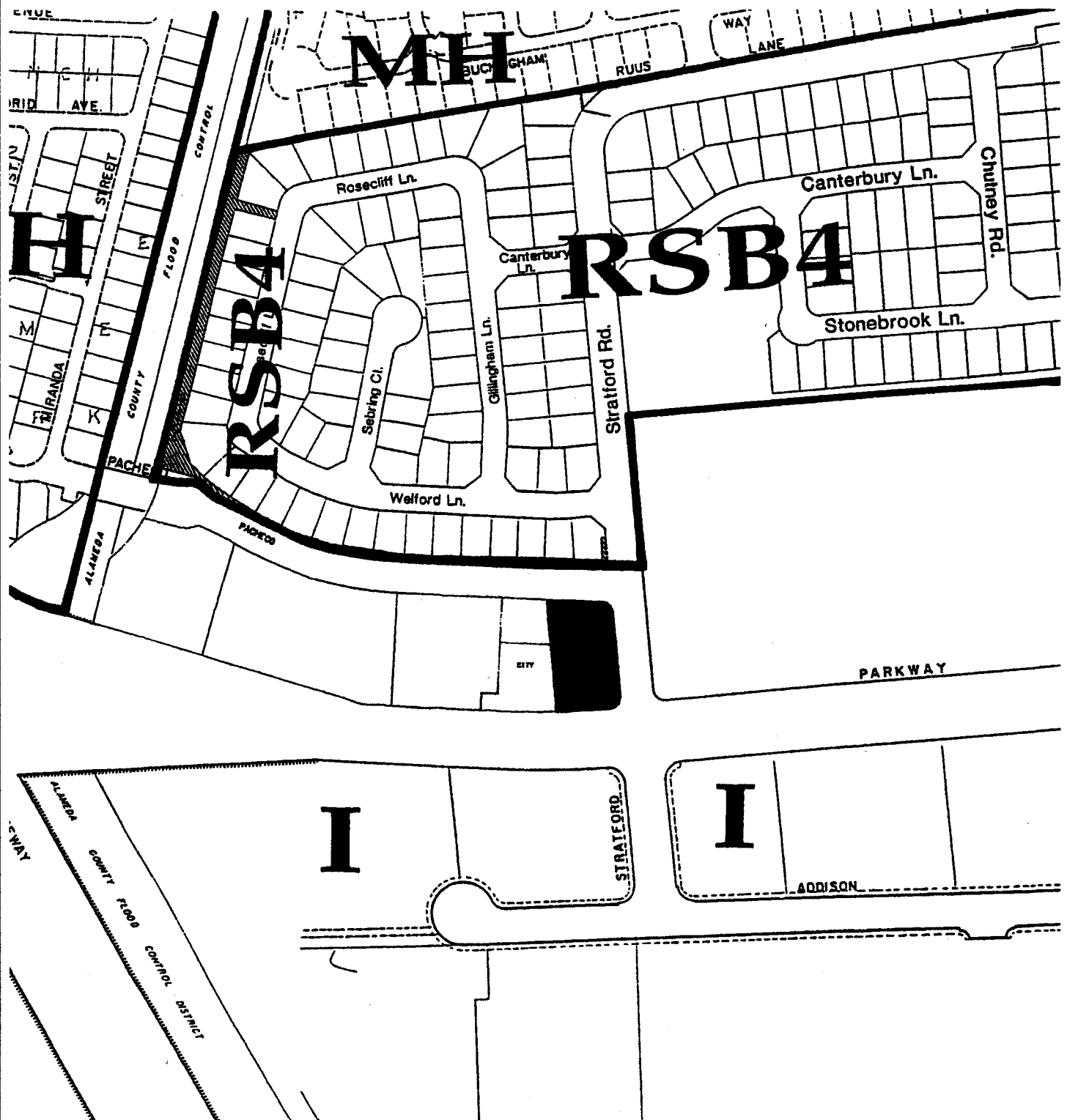
  
for Norm Weisbrod  
Project Planner

Recommended by:

  
for Dyana Anderly, AICP  
Planning Manager

Attachments:

- A. Area Map
- B. Findings for Approval
- C. Conditions of Approval
- D. Negative Declaration
- E. Letter from Residents on Welford Lane dated August 13, 2001



### Area & Zoning Map

ZC 01-190-07/GPA 01-110-04

Address: N W Corner of Stratford Rd & Industrial Parkway West

Applicant: Sherman L. Balch

Owner: Rassier, etal/Balch Investment Grp/Ramon J. & Danilo J. Catbagan

## **ATTACHMENT B**

General Plan Amendment and Zone Change  
Application No. 01-110-04 and ZC-01-190-07  
Stratford Road and Industrial Parkway West

Sherman Balch (Applicant)  
Ramon and Danilo Catbagan (Owners)

### **FINDINGS FOR APPROVAL**

- A. The implementation of General Plan Amendment and Zone Change Application No. 01-110-04 will have no significant impact on the environment, cumulative or otherwise, the project reflects the City's independent judgment, and, therefore, a Negative Declaration has been prepared.
- B. Substantial proof exists that: (1) the proposed change will promote the public health, safety, convenience, and general welfare of the residents of Hayward, (2) The proposed change is in conformance with the purposes of the Zoning Ordinance and all applicable, officially adopted policies and plans, and (3) if the property were reclassified, all uses permitted would be compatible with present and potential future uses and a beneficial effect will be achieved which is not obtainable under existing regulations in that the uses permitted under the proposed Neighborhood Commercial zoning are compatible with and will directly serve the surrounding residential properties.
- C. Streets and public facilities existing or proposed are adequate to serve all uses permitted when property is reclassified to Neighborhood Commercial in that surrounding streets are developed to their full potential and the property has frontage on and convenient access to a major arterial street.



**CONDITIONS OF APPROVAL**  
**Site Plan Review Application No. 01-110-04**  
**Northwest Corner of Stratford Road and Industrial Parkway West**  
**SEPTEMBER 20, 2001**

***General***

1. Site Plan Review Application No. 01-110-04 is approved subject to the specific conditions listed below. This permit becomes void on September 20, 2001, unless prior to that time a building permit application has been accepted for processing by the Building Official, or a time extension of this application is approved. A request for a one-year extension, approval of which is not guaranteed, must be submitted to the Planning Division 15 days prior to the above date. Any proposal for alterations to the proposed site plan and/or design, which does not require a variance to any zoning code, must be approved by the Planning Director prior to implementation.
2. The permittee shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit.
3. The applicant shall maintain in good repair all fencing, parking and street surfaces, landscaping, lighting, trash enclosures, drainage facilities, project signs, etc. The premises shall be kept clean. Any graffiti painted on the property shall be painted out or removed within seven days of occurrence.
4. Landscaping shall be maintained in a healthy, weed-free condition at all times and in substantial conformance with the approved landscape plan. The owner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% die-back) shall be replaced within ten days of the inspection. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned in this manner shall be replaced with a tree species selected by, and size determined by the City Landscape Architect, within the timeframe established by the City and pursuant to Municipal Code.
5. No vending machines or other goods or products shall be displayed or sold outside the building, excluding newspaper racks.
6. Public telephones shall not be installed outside.
7. No outside storage of materials, crates, boxes, etc. shall be permitted anywhere on site, except within the trash enclosure as permitted by the fire code.

8. The hours of operation of any business shall be limited to 7:00 a.m. to 10:00 p.m.
9. Within 30 days prior to any site alteration, pre-construction surveys for burrowing owls must be conducted. The methods must follow the Department of Fish and Game's survey protocol. If owls are observed during the pre-construction surveys, no impacts will be allowed during the nesting season. Survey results shall be provided to the Planning Director.
10. Violation of these conditions of approval is cause for revocation of this permit, subject to a public hearing before the duly authorized reviewing body.

#### ***Construction Waste Management Plan***

11. The applicant is required to submit for review by Solid Waste Program staff an on-site recycling plan. The plan must be implemented during the entire demolition and construction phases, as well as upon occupancy of the site. The plan must 1) show the anticipated start and completion dates of the project; 2) estimate the quantities of construction and demolition waste that will be generated by the project in cubic yards or tons; and 3) estimate the quantities of material that will be recycled, salvaged and disposed of, and identify the vendor(s) or facilities that will be used.
12. The applicant must submit for review by the Solid Waste Program staff a Construction & Demolition Debris Recycling Statement.
13. The National Pollution Discharge Elimination System (NPDES) standards shall be met. A Notice of Intent permit is required from the Regional Water Quality Control Board prior to the start of any grading. The applicant shall submit a construction Best Management Practice (BMP) program for review and approval by the City prior to the issuance of any building or grading permits. These BMPs shall be implemented by the general contractor and all subcontractors and suppliers of material and equipment. Construction site cleanup and control for ensuring that all contractors are aware of all storm water quality measures and implement such measures. Failure to comply with the approved construction BMPs will result in the issuance of correction notices, citations or a project stop work order. The NPDES program shall include the following items"
  - a. Gather all construction debris on a regular basis and place them in a dumpster or other container, which is emptied or removed on a weekly basis. When appropriate, use traps on the ground to collect fallen debris or splatters that could contribute to storm water pollution.
  - b. Remove all dirt, gravel, rubbish, refuse and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work.

- c. Broom sweep the sidewalk and public street pavement adjoining the project site on a daily basis. Caked mud or dirt shall be scraped from these areas before sweeping.
- d. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to: 1) start of the rainy season (October 15), 2) site dewatering activities, or 3) street washing activities, 4) saw cutting asphalt or concrete, in order to retain any debris or dirt flowing into the City storm drain system as necessary. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash.
- e. Create a contained and covered area on the site for the storage of bags of cement, paints, flammables, oils, fertilizers, pesticides or any other materials used on the project site that have the potential for being discharged to the storm drain system through being windblown or in the event of a material spill.
- f. Ensure that concrete/gunite supply trucks or concrete/plasters finishing operations do not discharge wash water into street gutters or drains.

#### ***Parking/Driveways***

- 14. The project, as approved, shall be required to maintain a base level of parking at 31 spaces.
- 15. A bicycle rack(s) with a capacity of at least 4 bicycles shall be included within the development. The design and placement shall be approved by the Planning Director.
- 16. Sidewalks and parking lots must be kept free of litter and debris. Parking lot sweepers shall be limited to daylight hours only; and sweepers shall not be used before 8 a.m. or after 8 p.m. within 50 feet of residential areas.

#### ***Landscaping***

- 17. Detailed landscaping and irrigation plans, including details of features such as benches, pavement materials, trellises, etc., shall be prepared by a licensed landscape architect and submitted for review and approval by the City. Landscaping and irrigation plans shall comply with the City's Water Efficient Landscape Ordinance.
  - a. Above-ground utilities shall be screened from the street with shrubs.
  - b. A complete automatic sprinkler system with an automatic on/off mechanism shall be installed and maintained within all landscaped areas.

- c. Parking areas shall include a minimum of one 15-gallon parking lot tree for every 6 parking stalls. The minimum dimension of any new tree well or landscape medial shall be 5 feet, measured from back of curb.
  - d. Parking areas shall be buffered from the street with shrubs. Where shrubs are used for buffering, their type and spacing shall create a continuous 30-inch high screen within 2 years.
  - e. Landscape planter(s) in the customer walkway in front of the building shall be designed to incorporate benches for pedestrians. The planter size shall be appropriate for the type of plants contained in the structure.
  - f. Landscaping shall be installed per the approved landscaping and irrigation plan and a Certificate of Substantial Completion and an Irrigation Schedule shall be submitted prior to issuance of a Certificate of Occupancy.
18. On-site sidewalks and flat concrete surfaces shall exhibit a decorative finish, such as inset brick, stamped concrete or exposed aggregate with tile bands. The material shall be approved by the Planning Director.

### ***Design***

19. The final colors and materials used on the exterior of the building shall be submitted for approval by the Planning Director.

### ***Trash Enclosures***

20. The trash enclosure shall be incorporated within the building with the final design subject to approval by the Planning Director prior to the issuance of a building permit. The Applicant must clearly indicate on the site plan the proposed location(s), number and type of refuse and recycling containers and dimensions of each enclosure for trash and recyclables on the site plan. The space provided for the storage of recyclables must be the same size or larger as that provided for trash. Plans must indicate the following:
- a. A 6-inch wide curb or parking bumper must be provided along the interior perimeter of the enclosure walls to protect them from damage by the dumpster. A minimum space of 12 inches must be maintained between the dumpster and the walls of the enclosure and the recycling container to allow for maneuvering the dumpster.
  - b. A 6-inch wide parking bumper, at least 3 feet long, must also be placed between the dumpster and the recycling bins, in order to secure the refuse dumpster in its designated area.

- c. The enclosure gates and hinges must be flush with the building wall. The gates must open straight out, and the hinges and the gate must be flush with the enclosure wall, in order to allow adequate maneuverability of the dumpster in and out of the enclosure to service it.
- d. The enclosure must be constructed on a flat area with no more than a 2% grade, in order to ensure that the garbage driver can adequately retrieve and return the dumpster(s) from the enclosure.

### ***Signs***

- 21. Prior to occupancy and the installation of any signs, the applicant shall submit a Sign Program Application to the Planning Director for review and approval. The signs shall be appropriate to the architectural style of the buildings.
- 22. The sign program shall be governed by the following:
  - a. Signs shall be composed of alpha-numeric individual characters and corporate logos only; there shall be no boxed can signs.
  - b. No pole, freestanding or monument sign shall be allowed for any use on the property.
  - c. Wall signs identifying the uses shall be similar in size and scale.
  - d. No illegal banner signs, portable signs or other illegal signs shall be displayed on the property.

### ***Water Pollution Source Control***

- 23. If there are to be any roof-mounted HVAC units, no polluted waters from these units shall be discharged to the storm drain via roof drains. Uncontaminated condensate is acceptable for storm drain discharge.
- 24. No storm water shall be discharged to the sanitary sewer without a Wastewater Discharge Permit, which will be issued only if there is no feasible alternative. This means that if washing takes place in the trash area, the wash water shall be discharged to the sanitary sewer. If this area is covered and protected from storm water runoff, a permit is not necessary.
- 25. The sanitary sewer discharge shall be in compliance with all wastewater discharge regulations, prohibitions and limitations to discharge, including the 300-milligram/liter oil and grease limit.

26. The project plan shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site in order to limit to the maximum extent practicable the entry of pollutants into stormwater runoff.
27. Drains in any wash or process area shall not discharge to the storm drain system. Drains shall discharge into an approved collection system. The collection system is subject to the review and approval of the City

### ***Lighting***

28. Exterior lighting shall be maintained which is adequate for the illumination and protection of the premises but does not exceed a light level that provides glare to motorists, nor spills onto nearby properties. Exterior lighting shall be designed by a qualified illumination engineer, and erected and maintained so that adequate lighting is provided in all public access areas. The fixtures shall be decorative and designed to keep the light from spilling onto adjacent properties. Wall-mounted light fixtures shall not be mounted greater than 12 feet in height. Within the parking lot, the minimum requirement is 1-foot candle of light across the entire surface. Luminaires shall be of a design that complements the architectural style of the building and the landscaping in developing a quality image of the City of Hayward pursuant to the Landscape Beautification Plan and shall be approved by the Planning Director prior to issuance of the building permit. The maximum height of the luminaires shall be 18 feet unless otherwise permitted by the Planning Director. The lighting and its related photometric plan shall be reviewed and approved by the Planning Director.
29. The developer shall insure that the streets that abut the subject property, or are immediately impacted, are illuminated according to City Standard SD-120. Any additional or modified street lighting shall be designed and installed by the developer in accordance with SD-120 Street Lighting Standards and in cooperation with the City and PG&E. Underground wiring shall be utilized when appropriate. The electroliners shall be in operating condition before occupancy permits are approved.

### ***Mechanical/Utilities***

30. No mechanical equipment, or solar collectors, may be placed on the roof unless it is incorporated into the design of the roof. Prior to construction, documentation shall be provided that the roof-mounted mechanical equipment is adequately screened.
31. Utility meters, when not enclosed in a cabinet, shall be screened by either plant materials or decorative screen, allowing sufficient access for reading.
32. All utilities located underneath decorative paving areas shall be located within a sleeved conduit. The design of the sleeve shall be approved by the City Engineer.

**33. Water Department requirements shall be as follows:**

- a. Construction plans shall incorporate all water meters and hydrants.
- b. The applicant shall connect all unit plumbing to the correct meter as marked by the City before water service is provided.
- c. A final statement of water main extension costs shall be submitted to the Hayward Water Department prior to application for metered water service.
- d. Operation of valves in the Hayward Water System shall be performed by Water Bureau Personnel only.
- e. Prior to issuance of a building permit, the gallon-per-minute water demand shall be shown on plans to determine the proper meter size and approved by the Water Department. The developer shall install reduced pressure backflow preventer for domestic meter and double-check backflow preventer for irrigation meter per City SD201 & 202.
- f. Installation of a separate irrigation meter to avoid sanitary sewer charges on water used for landscape purposes is recommended.
- g. Maintain a 6-foot lateral distance between sanitary sewer laterals and city water services. Water mains shall have a ten-foot lateral separation from the sanitary sewer main. Water meters shall be a minimum of two feet clear of top of driveway flares.

***Public Safety***

34. Building addresses shall be installed on the structure so as to be visible from the street and shall contrast with the building background. The numbers/letters shall have a minimum height of 6" with a 1/2-inch stroke per UFC 10.301a.

***Engineering/Transportation Division***

35. Application for a building permit shall include a mylar copy of a building permit survey.
36. All work in the public right-of-way requires an encroachment permit.
37. The project plans shall include storm water measures for the operation and maintenance of the project for the review and approval of the City Engineer prior to occupancy. The project plan shall identify Best Management Practices (BMPS) appropriate to the uses conducted on-site to effectively prohibit the entry of pollutants into storm water runoff.

Prior to issuance of a building permit, a drainage plan shall be submitted that meets the approval of the Planning Director, and shall include the following:

- a. That all storm water is conveyed into City of Hayward or Alameda County Flood Control District facilities.
  - b. Structural controls such as oil/water separator, sand filter or fossil filter or other approved devices per applicant's discretion which accomplish the same shall be installed to intercept and treat storm water prior to discharging to the storm drain system. The design, location, and a maintenance schedule shall be submitted to the City Engineer for review and approval prior to the issuance of a building permit.
  - c. Erosion control measures to prevent soil, dirt and debris from entering the storm drain system during construction, in accordance with the regulations outlined in the ABAG Erosion and Sediment Control Handbook.
  - d. The labeling of all on-site storm drain inlets in the shopping center with "No Dumping - Drains to Bay," using approved methods approved by the City.
  - e. The cleaning of all storm drains in the shopping center at least once a year immediately prior to the rainy season (October 15th). The City Engineer may require additional cleaning.
  - f. No storm water shall be discharged to the sanitary sewer without a Wastewater Discharge Permit, which will be issued only if there is no feasible alternative. This means that if washing takes place in the trash area, the wash water shall be discharged to the sanitary sewer. If this area is covered and protected from storm water runoff, a permit is not necessary.
  - g. Drains in any wash or process area shall not discharge to the storm drain system. Drains shall have an approved collection system. The collection system is subject to the review and approval of the City Engineer prior to the issuance of a building permit.
38. Construction noise from the development of this site shall adhere to standard restrictions on hours and days of operation as specified in the City of Hayward Municipal Code, Article 1, Section 4.103(2).
39. Water Pollution Source Control requirements shall include but not be limited to the following:
- a. No polluted waters from HVAC units shall be discharged to the storm drain via roof drains. Uncontaminated condensate is acceptable for storm drain discharge.



- b. All wastewater and washing operations shall be discharged to the sanitary sewer and not the storm drain, including mat cleaning and any washing of the trash area.
- c. The sanitary sewer discharge from this facility shall be in compliance with all wastewater discharge regulations, prohibitions and limitations to discharge, including the 300-milligram per liter oil and grease limit.
- d. Materials, gasoline spill, oil spill, heavy stains, radiator fluid, litter, etc. shall be picked-up by dry methods and sweeping so as not to pollute storm water runoff.
- e. All discharges and connections shall require approval from Water Pollution Source Control.

### **Utilities**

- 40. Repair and replace any damaged frontage improvements as determined by the City Engineer.
- 41. The design, location, maintenance requirements, and maintenance schedule for any stormwater quality treatment structural controls shall be submitted to the City for review and approval prior to the issuance of a building permit.
- 42. Retaining walls, if required, shall be concrete or masonry block. The design and location shall be approved by the Planning Director.
- 43. A grading and drainage plan shall be submitted that meets approval of the City Engineer. Drainage shall be designed so that run-off is collected in on-site catch basins and directly delivered to curb drains per City of Hayward SD-118. All catch basins shall be equipped with fossil filters.

### **PRIOR TO FINAL OCCUPANCY**

#### ***Landscaping***

- 44. Landscaping shall be installed per the approved building permit plans. A Certificate of Substantial Completion and Irrigation Schedule shall be submitted by the project landscape architect prior to the issuance of a Certificate of Occupancy.

#### ***Engineering/Transportation Division***

- 45. Prior to final inspection, City of Hayward Supplemental Building Construction & Improvement Tax, City of Hayward Construction & Improvement Tax, and Hayward Unified School District Fees shall be paid.

***Construction Waste Management Plan***

46. A Debris Recycling Summary Report is required at the conclusion of the project.



## Environmental Checklist Form

1. Project title: **GPA 01-110-02/ZC 01-190-05/Vesting Tentative Map Tract 7320; to amend General Plan from Industrial Corridor (IC) To Low Density Residential (LDR), Rezone Property from Industrial (I) District to Planned Development (PD) District and Tentative Tract Map for 91 single-family residential lots to be served by private streets.**
2. Lead agency name and address: **City of Hayward**
3. Contact person and phone number: **Dyana Anderly, AICP, Planning Manager, 510.583.4214**
4. Project location: **Northeast corner of Industrial Parkway West and Stratford Road, APN's 464 0120 012/462 0100 28-01**
5. Project sponsor's name and address: **Ryland Homes/John Rassier/Sherman Balch**
6. General plan designation: **Industrial Corridor (IC)**
7. Zoning: **Industrial (I) District**
8. Description of project:

The project consists of a General Plan Amendment, Rezoning and Tentative Tract Map for the construction of 91 single-family homes on an approximately 12-acre site. All of the streets for project will be private and the homes will have common driveways. The homes will be two-story structures and will range in size from 1,822 square feet to 2,230 square feet. Four floor plans are being proposed. Approximately 31,338 square feet of land will be dedicated and improved for expansion of the adjacent Stratford Village Park and an 11,500 square foot park in addition to Stratford Village Park, for use by the residents of the development will be provided.

9. Surrounding land uses and setting:

To the west at the northwesterly corner of Industrial Parkway West and Stratford Road is a vacant parcel zoned Industrial (I) District. A small neighborhood shopping center is proposed for this site. The same project sponsors would develop it concurrently with this proposal. The remainder of the area to the west and north side of the subject property is bordered by the Stratford Village development consisting of single-family homes on 4,000 to 5,000 square foot lots. To the east and south is industrial zoned property developed with various industrial uses.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

**Alameda County Flood Control and Water Conservation District; Regional Water Quality Control Board**

### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.